

BALTIMORE'S NEIGHBORHOOD HOUSING MARKET TYPOLOGY

Purpose: The typology has two primary purposes:

- * Assist the City in developing a Neighborhood Strategy to better match public resources to neighborhood housing market conditions
- * Inform neighborhood planning efforts by helping neighborhoods understand the housing market forces impacting their communities

Methodology: The typology is a classification scheme based on quantitative data using a statistical process called "Cluster Analysis."

Cluster analysis groups neighborhoods into classes so that:

- * The neighborhoods in each class are as similar as possible
- * Each class is as different from each other class as possible

Three indicators of housing market conditions were used:

- * Percent of home ownership
- * Median assessed house value
- * Percent of abandoned houses

Preservation

Healthy, attractive areas with high property values and high owner-occupancy rates. The housing stock is well maintained and vacancy and abandonment rates are very low. Consequently, these neighborhoods have a relatively low need for intervention in the real estate market; they are thriving and require minimal public investments with the exception of improved public infrastructure and parks.

Stabilization

Solid homeownership areas showing initial signs of stress. In many cases the real estate market is not quite strong enough to respond to scattered problems. These neighborhoods do have a need for intervention in the real estate market. Targeted interventions, such as intervention buying, code enforcement, and selective demolition will have a tremendous impact in these neighborhoods.

Reinvestment

Visible signs of decline, but not highly concentrated. These communities have moderate real estate values, average homeownership rates, and substantial vacancy rates, although not as substantial as Redevelopment Areas. Without intervention these neighborhoods could find themselves with widespread vacancies. However, with targeted interventions, such as side yard strategies, these neighborhoods can build off their strengths to become stable communities.

Redevelopment

Significant deterioration of housing stock with dense concentrations of abandoned buildings and vacant lots. Traditional market forces are not working in these areas, nor are they likely to be re-established soon. Therefore, the goal in these neighborhoods should be to stabilize targeted blocks, remove the surplus of vacant and uninhabitable housing units, and create new uses such as recreational amenities, retail and employment centers.

